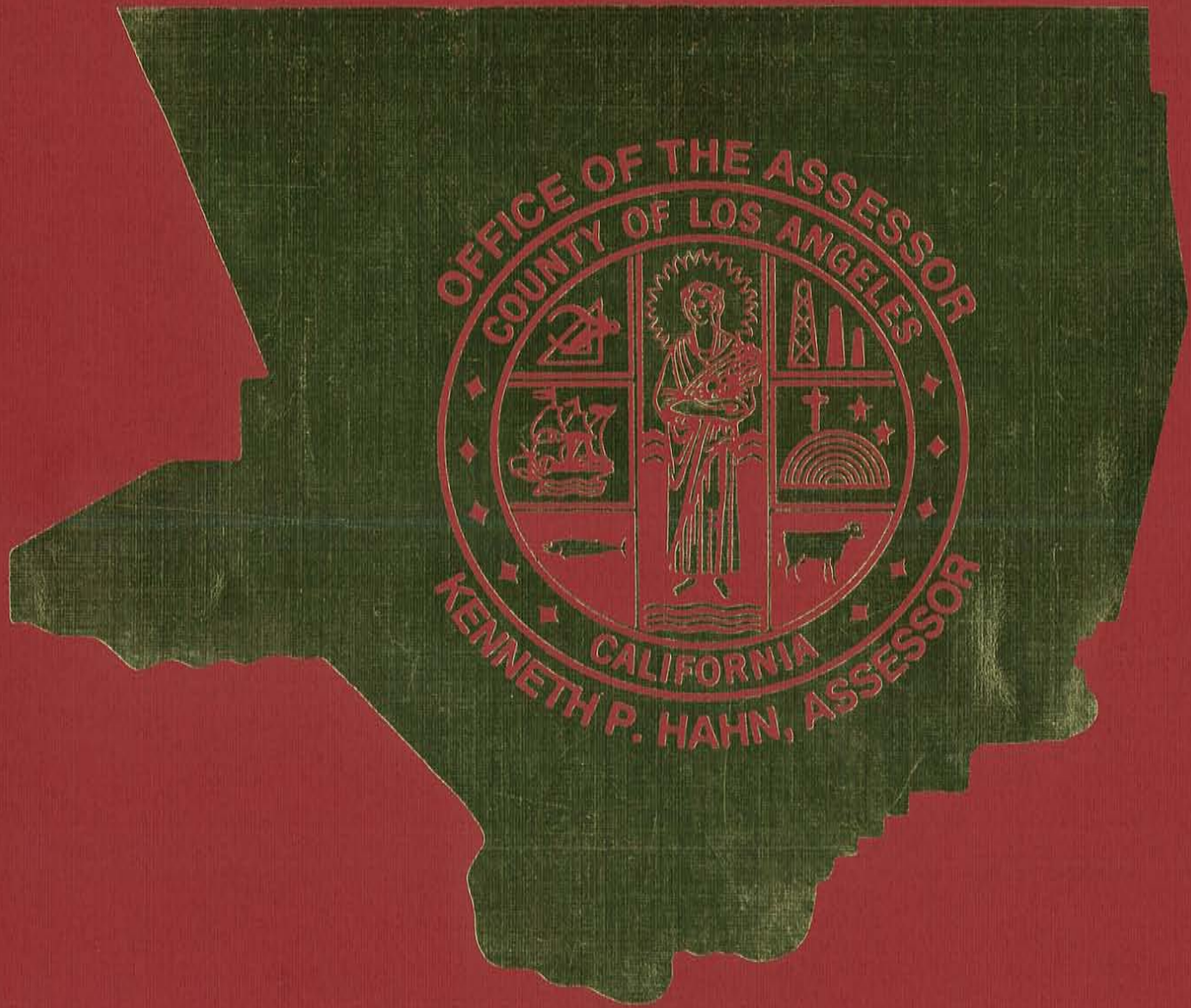


1994 — 1995

ROLL RELEASE



KENNETH P. HAHN

LOS ANGELES COUNTY ASSESSOR



County of Los Angeles
Office of the Assessor

NEWS

From Assessor KENNETH P. HAHN

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**AUGUST 10, 1994
FOR IMMEDIATE RELEASE**

1994-95 ASSESSMENT ROLL REFLECTS LOWEST GROWTH RATE IN OVER 20 YEARS

The 1994-95 assessment roll indicates that Southern California continued to experience an economic recession during the past year. The taxable roll of \$497.0 billion is up 1.3% in net growth over last year and represents an increase of \$6.2 billion in assessed valuation.

Hahn said that "a number of conditions contributed to the low rate of growth." Although the number of changes in ownership increased over 2%, lower incremental transfer values limited the growth of the roll. Hahn stated that it was significant to note that 16% or 29,698 of all reappraisable transfers were foreclosures. This is a 55% increase over the 19,162 foreclosures of last year.

For the second year in a row, the annual 2% inflationary adjustment was the largest component of roll growth and added \$7.6 billion to the roll. This component was followed by \$4.2 billion for changes in ownership and \$1.7 billion for new construction. A decrease of \$1.3 billion was

- MORE -

PAGE 3/1994-95 ASSESSMENT ROLL

Hahn cites an ongoing commitment to improving accuracy and operational efficiency exemplified by the department's enhanced processing of personal property assessments. According to Hahn, "This achievement was a major plus for the department."

"Notwithstanding last year's budget reduction of over \$10 million," Hahn said, "my employees continue to provide the County with the best possible value for the dollar." As a result of their efforts, over \$5.1 billion in revenue has been generated for all taxing jurisdictions.

Of the two largest cities in the County, the City of Los Angeles continues to have the highest valuation with a total of \$193.5 billion which represents a .4% increase over last year. The city with the second highest value is again Long Beach with a \$21.2 billion valuation for land and structures. This represents a negative .9% over last year.

FACTORS CAUSING 1994 VALUATION CHANGES FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Values in Billions)

CURRENT ROLL VALUE CHANGE

	<u>1993</u>	<u>1994</u>	<u>\$ Change</u>	<u>% Change</u>
Local Roll Value Before Exemptions	\$512.638	\$517.638	\$ 5.000	1.0%
Less: All Exemptions	<u>\$ 21.876</u>	<u>\$ 20.627</u>		
NET LOCAL ROLL VALUE	\$490.762	\$497.011	\$ 6.249	1.3%

FACTORS CAUSING CHANGE

	<u>Change In Dollars</u>	<u>% Of Total Change</u>
Additions to the 1994 Roll:		
Properties Sold and/or Transferred	\$ 4.205	38.9%
New Construction	\$ 1.672	15.5%
2% Inflation Adjustment (Prop. 13)	\$ 7.646	70.7%
Business Personal Property and Fixtures	\$-1.266	-11.7%
Other Changes (2)	<u>\$-1.444</u>	<u>-13.4%</u>
TOTAL ADDITIONS TO THE 1994 ROLL	<u>\$10.813</u>	<u>100.0%</u>
Declines In Value (Prop. 8)	<u>\$-5.813</u>	
TOTAL INCREASE TO THE 1994 LOCAL ROLL	<u>\$ 5.000</u>	

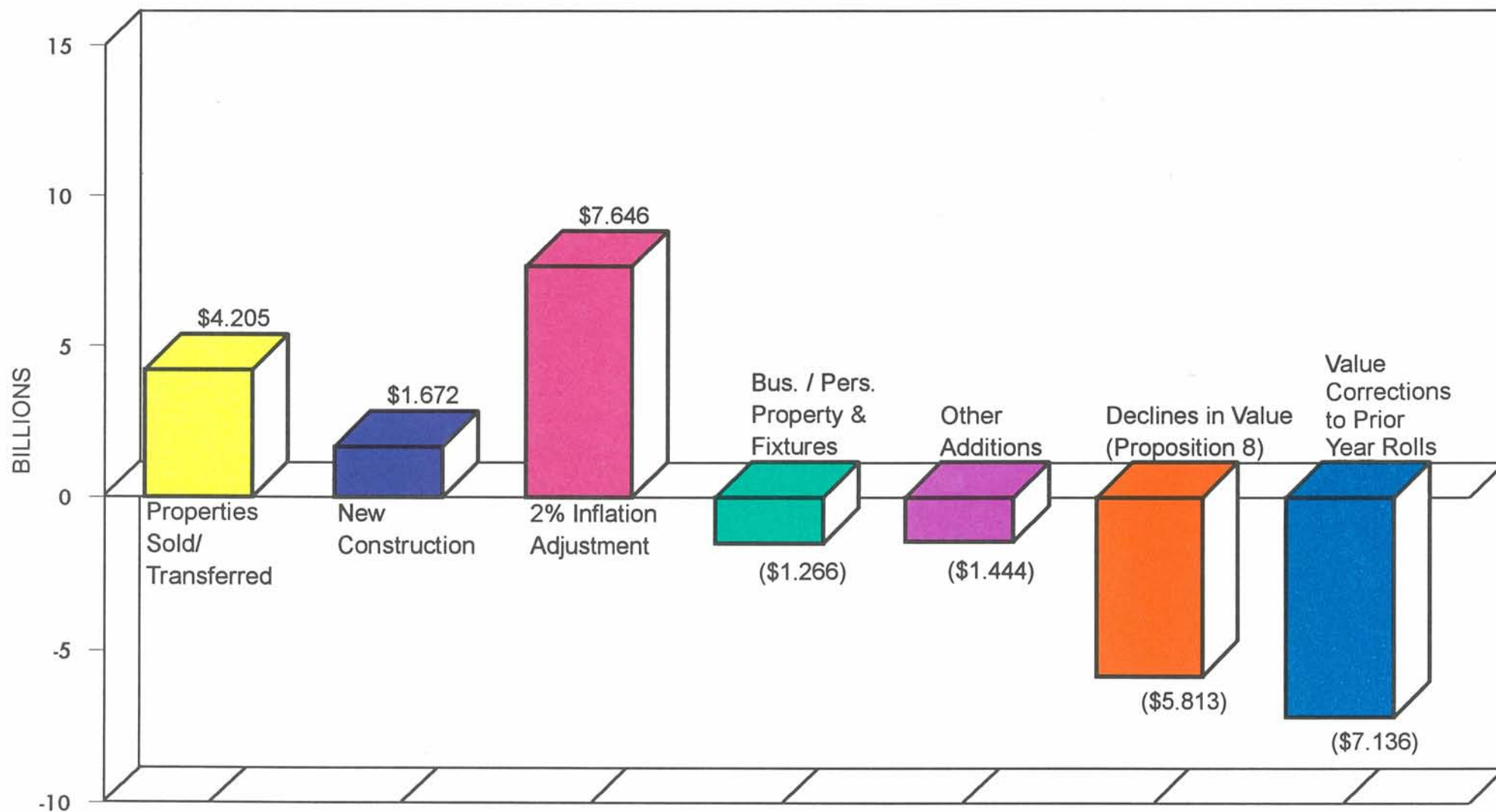
(1) *Public Utility assessments are made by the State Board of Equalization.
Their values should be available by the end of August.*

(2) *Value Changes due to value restorations, value decreases, AABs, newly created parcels, possessory interest, oil and water rights.*

1994 VALUATION CHANGE

LOS ANGELES COUNTY

(VALUES IN BILLIONS)



**1994 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)**

VALUATIONS

	<u>1993</u>	<u>1994</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$214,763,780,888	\$219,710,129,409		
Buildings and Structures	250,216,185,338	251,541,468,289		
Business Personal Property	<u>47,657,680,927</u>	<u>46,385,946,710</u>		
GROSS TOTAL	\$512,637,647,153	\$517,637,544,408	\$ 4,999,897,255	1.0%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 13,673,444,203</u>	<u>\$ 12,150,438,568</u>		
Revenue Producing Valuations	\$498,964,202,950	\$505,487,105,840	\$ 6,522,902,890	1.3%
Homeowner(3)	<u>\$ 8,202,350,595</u>	<u>\$ 8,476,071,775</u>		
Net Total Revenue Producing Valuations(4)	\$490,761,852,355	\$497,011,034,065	\$ 6,249,181,710	1.3%

1994 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
1,768,208	244,781	228,303	2,241,292
Business Assessments: Personal Property & Fixtures			<u>289,139</u>
TOTAL			2,530,431

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

**1994 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES CITY (1)
39% OF TOTAL ROLL**

VALUATIONS

	<u>1993</u>	<u>1994</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 84,859,088,871	\$ 86,394,817,793		
Buildings and Structures	98,766,497,434	97,726,737,751		
Business Personal Property	<u>19,105,309,640</u>	<u>18,357,630,747</u>		
GROSS TOTAL	\$202,730,895,945	\$202,479,186,291	\$ -251,709,654	-.1%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 7,362,233,447</u>	<u>\$ 6,179,644,332</u>		
Revenue Producing Valuations	\$195,368,662,498	\$196,299,541,959	\$ 930,879,461	.5%
Homeowner(3)	<u>\$ 2,752,846,434</u>	<u>\$ 2,832,065,357</u>		
Net Total Revenue Producing Valuations(4)	\$192,615,816,064	\$193,467,476,602	\$ 851,660,538	.4%

1994 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
573,130	107,251	67,235	747,616
Business Assessments: Personal Property & Fixtures			<u>112,165</u>
TOTAL			859,781

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

**1994 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LONG BEACH CITY (1)
4% OF TOTAL ROLL**

VALUATIONS

	<u>1993</u>	<u>1994</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 9,521,931,107	\$ 9,342,352,940		
Buildings and Structures	10,517,222,485	10,483,343,103		
Business Personal Property	<u>2,345,760,843</u>	<u>2,382,645,337</u>		
GROSS TOTAL	\$ 22,384,914,435	\$ 22,208,341,380	\$ -176,573,055	-.8%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 626,457,212</u>	<u>\$ 638,857,785</u>		
Revenue Producing Valuations	\$ 21,758,457,223	\$ 21,569,483,595	\$ -188,973,628	-.9%
Homeowner(3)	<u>\$ 378,593,267</u>	<u>\$ 388,057,507</u>		
Net Total Revenue Producing Valuations(4)	\$ 21,379,863,956	\$ 21,181,426,088	\$ -198,437,868	-.9%

1994 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
75,375	17,436	11,626	104,437
Business Assessments: Personal Property & Fixtures			<u>15,364</u>
TOTAL			119,801

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

RANKING AMONG 20 HIGHEST VALUED CITIES IN LOS ANGELES COUNTY

	<u>City</u>	<u>1994 Assessed Valuation (Value in Billions)</u>	<u>No. of Total Assessments*</u>
1.	Los Angeles	\$196.300	859,781
2.	Long Beach	\$ 21.569	119,801
3.	Torrance	\$ 12.264	45,294
4.	Glendale	\$ 11.381	47,443
5.	Santa Monica	\$ 9.708	27,762
6.	Beverly Hills	\$ 9.375	13,753
7.	Pasadena	\$ 9.054	41,081
8.	Burbank	\$ 8.209	32,624
9.	Santa Clarita	\$ 8.005	45,397
10.	Carson	\$ 6.928	25,854
11.	El Segundo	\$ 5.722	6,264
12.	Redondo Beach	\$ 5.295	22,386
13.	Palmdale	\$ 4.997	39,421
14.	Lancaster	\$ 4.731	46,017
15.	Pomona	\$ 4.648	32,784
16.	Downey	\$ 4.371	25,639
17.	Rancho Palos Verdes	\$ 4.290	15,722
18.	Arcadia	\$ 4.260	17,568
19.	Manhattan Beach	\$ 4.218	13,898
20.	West Covina	\$ 4.195	27,258

* Composite of Real Property Parcels and Business Assessments

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)

(EXCLUSIVE OF PUBLIC UTILITY VALUATION)

(VALUES IN BILLIONS)

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>
LOS ANGELES COUNTY NET TOTAL	\$298.703	\$330.228	\$369.526	\$412.831	\$452.767	\$480.571	\$490.762	\$497.011
INCREASE IN VALUE	\$ 32.160	\$ 31.525	\$ 39.298	\$ 43.305	\$ 39.936	\$ 27.804	\$ 10.191	\$ 6.249
PERCENT CHANGE	12.1%	10.6%	11.9%	11.7%	9.7%	6.1%	2.1%	1.3%

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

**LOS ANGELES COUNTY
DISTRIBUTION OF VALUE BY PROPERTY TYPE
TOTAL COUNTY VALUATION (1)
(VALUE IN BILLIONS)**

<u>YEAR</u>	<u>TOTAL ROLL MARKET VALUE</u>	<u>SINGLE FAMILY RESIDENTIAL VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>RESIDENTIAL INCOME VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>COMMERCIAL INDUSTRIAL VALUE</u>	<u>% OF TOTAL ROLL</u>
1970	\$69.2	\$30.0	43.4%	\$9.2	13.3%	\$30.0	43.3%
1971	\$72.0	\$30.8	42.8%	\$9.6	13.3%	\$31.6	43.9%
1972	\$75.2	\$32.4	43.1%	\$10.4	13.8%	\$32.4	43.1%
1973	\$72.8	\$28.4	39.0%	\$10.8	14.8%	\$33.6	46.2%
1974	\$76.8	\$30.0	39.1%	\$11.2	14.6%	\$35.6	46.3%
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%
1992	\$480.5	\$237.6	49.5%	\$65.5	13.6%	\$177.4	36.9%
1993	\$490.8	\$241.7	49.3%	\$67.5	13.7%	\$181.6	37.0%
1994	\$497.0	\$249.2	50.1%	\$67.1	13.5%	\$180.7	36.4%

NOTES:

- (1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS. PUBLIC UTILITY ROLL NOT INCLUDED.
(2) AFTER PROP. 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.
(3) BUSINESS INVENTORY BECAME 100% EXEMPT.

LOS ANGELES COUNTY 1994 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1993	1994						
Agoura Hills	\$2,000,178,314	\$2,052,984,936	\$52,806,622	2.64%	7,128	14	367	7,509
Alhambra	\$3,286,004,476	\$3,401,145,111	\$115,140,635	3.50%	13,173	3,694	1,361	18,228
Arcadia	\$4,142,221,591	\$4,260,017,126	\$117,795,535	2.84%	13,471	1,057	986	15,514
Artesia	\$673,730,973	\$686,888,347	\$13,157,374	1.95%	3,211	261	460	3,932
Avalon	\$332,367,456	\$334,218,160	\$1,850,704	0.56%	931	259	438	1,628
Azusa	\$1,569,784,581	\$1,627,864,788	\$58,080,207	3.70%	7,012	759	1,092	8,863
Baldwin Park	\$1,841,017,241	\$1,879,925,389	\$38,908,148	2.11%	12,467	901	1,115	14,483
Bell	\$763,403,435	\$763,865,034	\$461,599	0.06%	2,186	1,561	536	4,283
Bell Gardens	\$740,936,104	\$751,142,687	\$10,206,583	1.38%	1,280	2,060	672	4,012
Bellflower	\$2,071,645,976	\$2,122,856,793	\$51,210,817	2.47%	9,554	1,883	1,420	12,857
Beverly Hills	\$9,455,172,354	\$9,375,133,858	(\$80,038,496)	-0.85%	7,495	1,191	906	9,592
Bradbury	\$145,800,500	\$148,622,424	\$2,821,924	1.94%	382	6	15	403
Burbank	\$8,165,332,015	\$8,208,840,674	\$43,508,659	0.53%	21,052	3,329	3,123	27,504
Calabasas	\$2,558,749,103	\$2,584,626,350	\$25,877,247	1.01%	7,192	12	205	7,409
Carson	\$6,827,564,796	\$6,928,159,504	\$100,594,708	1.47%	19,506	614	2,654	22,774
Cerritos	\$3,609,337,891	\$3,709,128,834	\$99,790,943	2.76%	14,937	24	595	15,556
Claremont	\$1,609,254,096	\$1,680,259,628	\$71,005,532	4.41%	8,660	301	500	9,461
Commerce	\$2,405,686,204	\$2,445,968,758	\$40,282,554	1.67%	1,618	505	1,415	3,538
Compton	\$2,291,541,310	\$2,382,948,274	\$91,406,964	3.99%	15,267	2,111	2,232	19,610
Covina	\$2,085,274,385	\$2,146,433,169	\$61,158,784	2.93%	10,307	643	1,222	12,172
Cudahy	\$356,331,204	\$365,144,320	\$8,813,116	2.47%	672	785	235	1,692

LOS ANGELES COUNTY 1994 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1993	1994						
Culver City	\$3,497,840,214	\$3,478,472,782	(\$19,367,432)	-0.55%	10,305	1,473	1,624	13,402
Diamond Bar	\$3,561,042,827	\$3,643,071,309	\$82,028,482	2.30%	17,006	23	554	17,583
Downey	\$4,244,914,002	\$4,370,512,172	\$125,598,170	2.96%	19,506	2,023	1,298	22,827
Duarte	\$884,646,043	\$920,190,050	\$35,544,007	4.02%	5,364	82	333	5,779
El Monte	\$3,324,266,167	\$3,074,029,858	(\$250,236,309)	-7.53%	12,024	2,947	2,026	16,997
El Segundo	\$5,718,200,083	\$5,722,146,445	\$3,946,362	0.07%	3,160	791	845	4,796
Gardena	\$2,550,795,367	\$2,549,438,069	(\$1,357,298)	-0.05%	9,392	1,759	1,759	12,910
Glendale	\$10,939,068,423	\$11,381,060,268	\$441,991,845	4.04%	32,978	6,003	3,832	42,613
Glendora	\$2,369,866,267	\$2,484,632,901	\$114,766,634	4.84%	13,580	479	1,126	15,185
Hawaiian Gardens	\$348,691,952	\$348,951,146	\$259,194	0.07%	1,747	468	262	2,477
Hawthorne	\$3,287,828,021	\$3,250,649,373	(\$37,178,648)	-1.13%	7,280	3,034	1,404	11,698
Hermosa Beach	\$1,641,323,205	\$1,668,412,514	\$27,089,309	1.65%	4,407	1,648	512	6,567
Hidden Hills	\$427,296,343	\$443,749,610	\$16,453,267	3.85%	689	0	10	699
Huntington Park	\$1,358,074,318	\$1,407,357,960	\$49,283,642	3.63%	3,689	2,363	1,282	7,334
Industry	\$3,289,853,320	\$3,324,164,331	\$34,311,011	1.04%	33	5	1,375	1,413
Inglewood	\$3,611,619,893	\$3,694,735,984	\$83,116,091	2.30%	13,926	4,598	1,972	20,496
Irwindale	\$1,002,207,624	\$1,140,759,896	\$138,552,272	13.82%	236	31	582	849
La Canada Flintridge	\$1,965,299,093	\$2,063,589,618	\$98,290,525	5.00%	7,281	80	324	7,685
La Habra Heights	\$530,793,487	\$541,659,569	\$10,866,082	2.05%	2,111	28	66	2,205
La Mirada	\$2,395,301,599	\$2,495,679,407	\$100,377,808	4.19%	12,872	70	477	13,419
La Puente	\$871,821,532	\$889,477,164	\$17,655,632	2.03%	6,864	227	414	7,505

LOS ANGELES COUNTY 1994 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1993	1994						
La Verne	\$1,531,022,696	\$1,550,222,867	\$19,200,171	1.25%	8,014	356	1,021	9,391
Lakewood	\$3,282,290,892	\$3,398,030,338	\$115,739,446	3.53%	22,756	678	426	23,860
Lancaster	\$4,721,548,402	\$4,731,101,468	\$9,553,066	0.20%	34,646	1,048	7,499	43,193
Lawndale	\$1,008,475,506	\$998,539,211	(\$9,936,295)	-0.99%	2,945	2,197	531	5,673
Lomita	\$883,377,867	\$902,493,585	\$19,115,718	2.16%	3,758	802	526	5,086
Long Beach	\$21,758,457,223	\$21,569,483,595	(\$188,973,628)	-0.87%	75,375	17,436	11,626	104,437
Los Angeles	\$195,368,662,498	\$196,299,541,959	\$930,879,461	0.48%	573,130	107,251	67,235	747,616
Lynwood	\$1,270,122,062	\$1,333,138,194	\$63,016,132	4.96%	7,249	1,790	1,055	10,094
Malibu	\$3,414,537,866	\$3,484,134,128	\$69,596,262	2.04%	5,973	227	395	6,595
Manhattan Beach	\$4,097,528,151	\$4,218,133,023	\$120,604,872	2.94%	10,356	1,749	506	12,611
Maywood	\$442,040,062	\$461,193,983	\$19,153,921	4.33%	1,662	1,293	422	3,377
Monrovia	\$1,807,699,626	\$1,857,712,635	\$50,013,009	2.77%	7,148	1,666	1,051	9,865
Montebello	\$2,365,543,936	\$2,423,868,456	\$58,324,520	2.47%	9,807	1,592	1,237	12,636
Monterey Park	\$2,816,572,266	\$2,919,964,610	\$103,392,344	3.67%	12,798	1,525	1,039	15,362
Norwalk	\$2,792,477,114	\$2,869,978,632	\$77,501,518	2.78%	21,406	503	1,232	23,141
Palmdale	\$4,792,383,884	\$4,997,034,945	\$204,651,061	4.27%	32,330	426	4,748	37,504
Palos Verdes Estates	\$2,113,638,528	\$2,180,996,222	\$67,357,694	3.19%	5,141	28	67	5,236
Paramount	\$1,621,279,420	\$1,663,398,146	\$42,118,726	2.60%	5,806	1,478	1,500	8,784
Pasadena	\$8,878,130,239	\$9,053,737,482	\$175,607,243	1.98%	28,499	4,211	3,194	35,904
Pico Rivera	\$2,202,193,526	\$2,231,426,971	\$29,233,445	1.33%	12,634	450	1,027	14,111
Pomona	\$4,651,590,456	\$4,648,131,372	(\$3,459,084)	-0.07%	24,779	2,097	3,062	29,938

LOS ANGELES COUNTY 1994 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1993	1994						
Rancho Palos Verdes	\$4,155,401,989	\$4,290,165,654	\$134,763,665	3.24%	15,009	39	155	15,203
Redondo Beach	\$5,265,676,329	\$5,294,830,576	\$29,154,247	0.55%	15,844	2,593	929	19,366
Rolling Hills	\$508,272,635	\$532,858,273	\$24,585,638	4.84%	753	1	6	760
Rolling Hills Estates	\$1,109,302,155	\$1,127,587,559	\$18,285,404	1.65%	2,930	1	221	3,152
Rosemead	\$1,689,863,967	\$1,729,057,728	\$39,193,761	2.32%	7,515	2,077	857	10,449
San Dimas	\$2,040,614,129	\$2,104,188,964	\$63,574,835	3.12%	9,061	258	916	10,235
San Fernando	\$733,948,583	\$757,613,255	\$23,664,672	3.22%	3,793	513	720	5,026
San Gabriel	\$1,600,916,718	\$1,665,362,656	\$64,445,938	4.03%	7,040	1,074	998	9,112
San Marino	\$1,714,785,433	\$1,791,382,987	\$76,597,554	4.47%	4,544	1	178	4,723
Santa Clarita	\$7,709,916,828	\$8,005,267,525	\$295,350,697	3.83%	37,474	432	2,852	40,758
Santa Fe Springs	\$3,033,242,363	\$3,047,234,805	\$13,992,442	0.46%	3,390	50	2,190	5,630
Santa Monica	\$9,545,406,760	\$9,708,275,519	\$162,868,759	1.71%	15,027	4,365	2,363	21,755
Sierra Madre	\$638,980,008	\$664,066,870	\$25,086,862	3.93%	3,514	361	198	4,073
Signal Hill	\$962,299,734	\$978,415,334	\$16,115,600	1.67%	2,209	628	1,356	4,193
South El Monte	\$876,733,779	\$914,167,692	\$37,433,913	4.27%	2,386	451	1,559	4,396
South Gate	\$2,434,780,214	\$2,528,264,673	\$93,484,459	3.84%	10,848	3,288	1,791	15,927
South Pasadena	\$1,410,109,920	\$1,463,056,915	\$52,946,995	3.75%	5,417	993	346	6,756
Temple City	\$1,368,273,433	\$1,421,393,034	\$53,119,601	3.88%	8,242	960	481	9,683
Torrance	\$12,105,217,770	\$12,263,675,094	\$158,457,324	1.31%	33,264	2,076	2,769	38,109
Vernon	\$2,308,535,213	\$2,306,797,756	(\$1,737,457)	-0.08%	3	1	1,400	1,404
Walnut	\$1,963,528,347	\$2,007,780,720	\$44,252,373	2.25%	8,479	12	236	8,727

LOS ANGELES COUNTY 1994 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1993	1994						
West Covina	\$4,044,755,619	\$4,195,032,012	\$150,276,393	3.72%	23,815	519	816	25,150
West Hollywood	\$3,152,042,957	\$3,146,330,859	(\$5,712,098)	-0.18%	6,091	2,135	960	9,186
West Lake Village	\$1,275,280,427	\$1,280,498,261	\$5,217,834	0.41%	3,030	164	208	3,402
Whittier	\$3,556,239,224	\$3,695,820,538	\$139,581,314	3.92%	18,230	2,114	1,531	21,875
Total Incorp. Areas	\$461,775,780,539	\$467,460,301,671	\$5,684,521,132	1.23%	1,516,031	224,011	178,861	1,918,903
Unincorporated Areas	\$37,188,422,411	\$38,026,804,169	\$838,381,758	2.25%	252,177	20,770	49,442	322,389
TOTAL L.A. COUNTY	\$498,964,202,950	\$505,487,105,840	\$6,522,902,890	1.31%	1,768,208	244,781	228,303	2,241,292

(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS AND SCHOOLS), FOR WHICH THERE IS NO STATE REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Beverly Hills	-0.85%	The declining real estate market has had a significant impact on the value of homes and business properties in Beverly Hills.
Claremont	4.41%	New construction and sales of custom built luxury homes, and an increase in overall transfers accounts for the increase in value of Claremont.
Compton	3.99%	Affordable housing availability has resulted in comparatively stable values in an otherwise declining real estate market.
Culver City	-0.55%	Recent sales prices and declines in value (Proposition 8), have contributed to the drop in value of Culver City.
Duarte	4.02%	New construction and brisk sales of affordable housing explain Duarte's increase.
Glendale	4.04%	The value increase in Glendale is due to stable housing values and investments in business and personal property.
Glendora	4.84%	Value increase partly due to increased sales activity of residential properties, and new construction of luxury homes in the foothill area. Also, construction of new commercial enterprises added to the value increase.
Hawthorne	-1.13%	Loss of jobs in the aerospace industry has affected the value of homes and residential income properties in Hawthorne.
Irwindale	13.82%	New construction activity in the commercial area and new investments in industrial business personal property have contributed to the growth in Irwindale.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

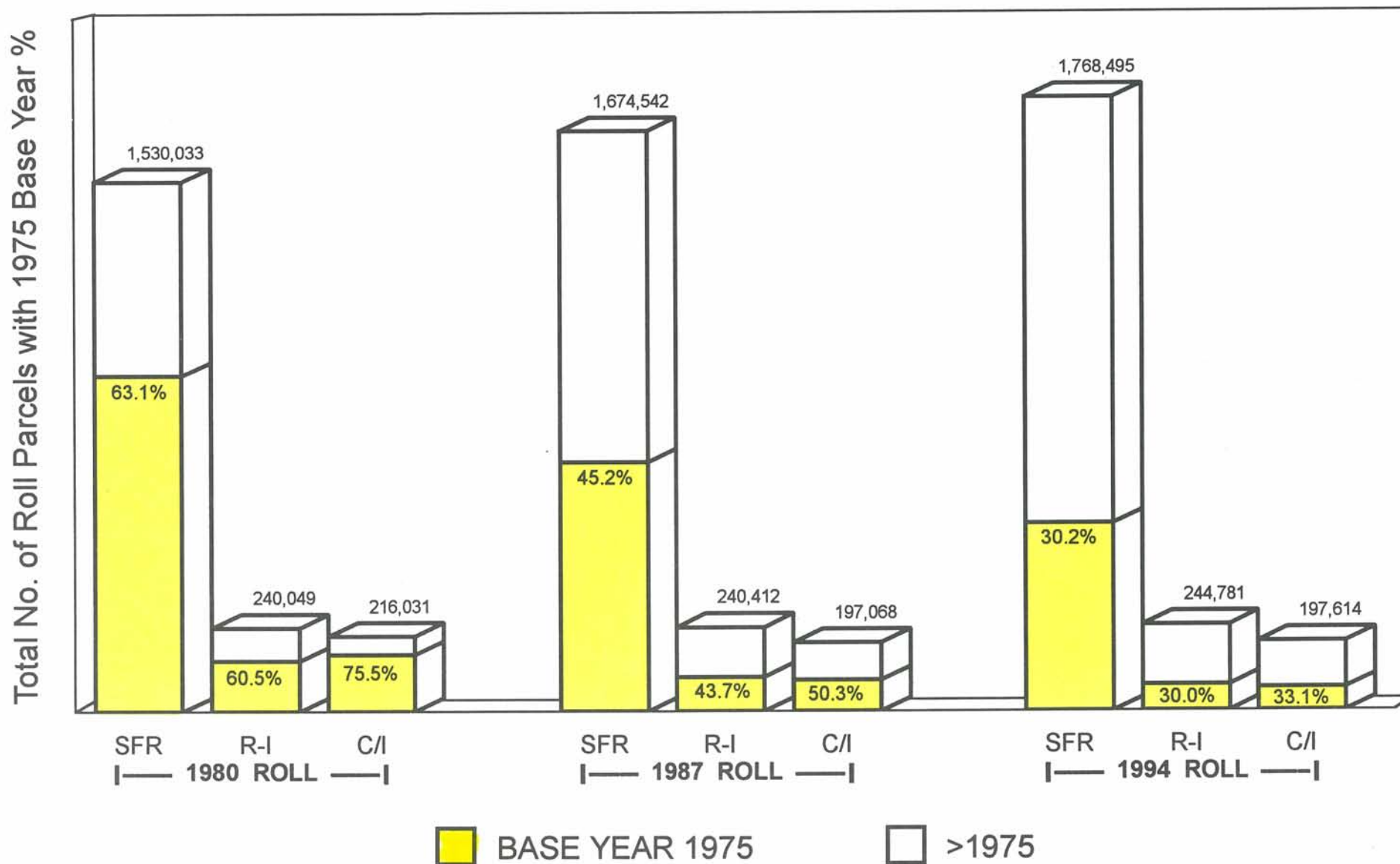
<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
La Canada Flintridge	5.00%	The demand for homes in this affluent city has supported an increase in the prices and values of property here.
La Mirada	4.19%	The increase in value is led by new construction of residential properties, and sales of affordable existing homes.
Lawndale	-0.99%	The demand for living space has been adversely affected by the loss of jobs in the aerospace industry. This has resulted in a significant loss of value in residential income properties.
Long Beach	-0.87%	Long Beach is experiencing a soft real estate market; notably in residential income property values and sales, where the bulk of the reappraisable transfers have been the result of lender foreclosures.
Lynwood	4.96%	Transfers of affordable housing continue to support increasing values in this 1940's bedroom community.
Maywood	4.33%	Residential property sales prices have increased in this affordable community of primarily post World War II housing tracts, accounting for the increase in its value this year.
Palmdale	4.27%	Affordable housing availability continues to drive up the value of Palmdale, where development has shifted to small entry level homes and away from the larger "move up" houses of the recent past.
Rolling Hills	4.84%	This exclusive community is experiencing an increase in property values due to the high demand for homes. Many of the homes that have recently transferred previously enjoyed low Proposition 13 base values.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
San Gabriel	4.03%	Partly due to its close proximity to San Marino, San Gabriel has enjoyed high demand for property which has supported the values of homes in the area.
San Marino	4.47%	Viewed as the most prestigious city in the San Gabriel Valley, San Marino experienced a high demand for luxury homes with sales prices increasing accordingly.
South El Monte	4.27%	The sales of condominiums and residential income properties, as well as the development of new condominium projects, have led to South El Monte's increase in assessed valuation.

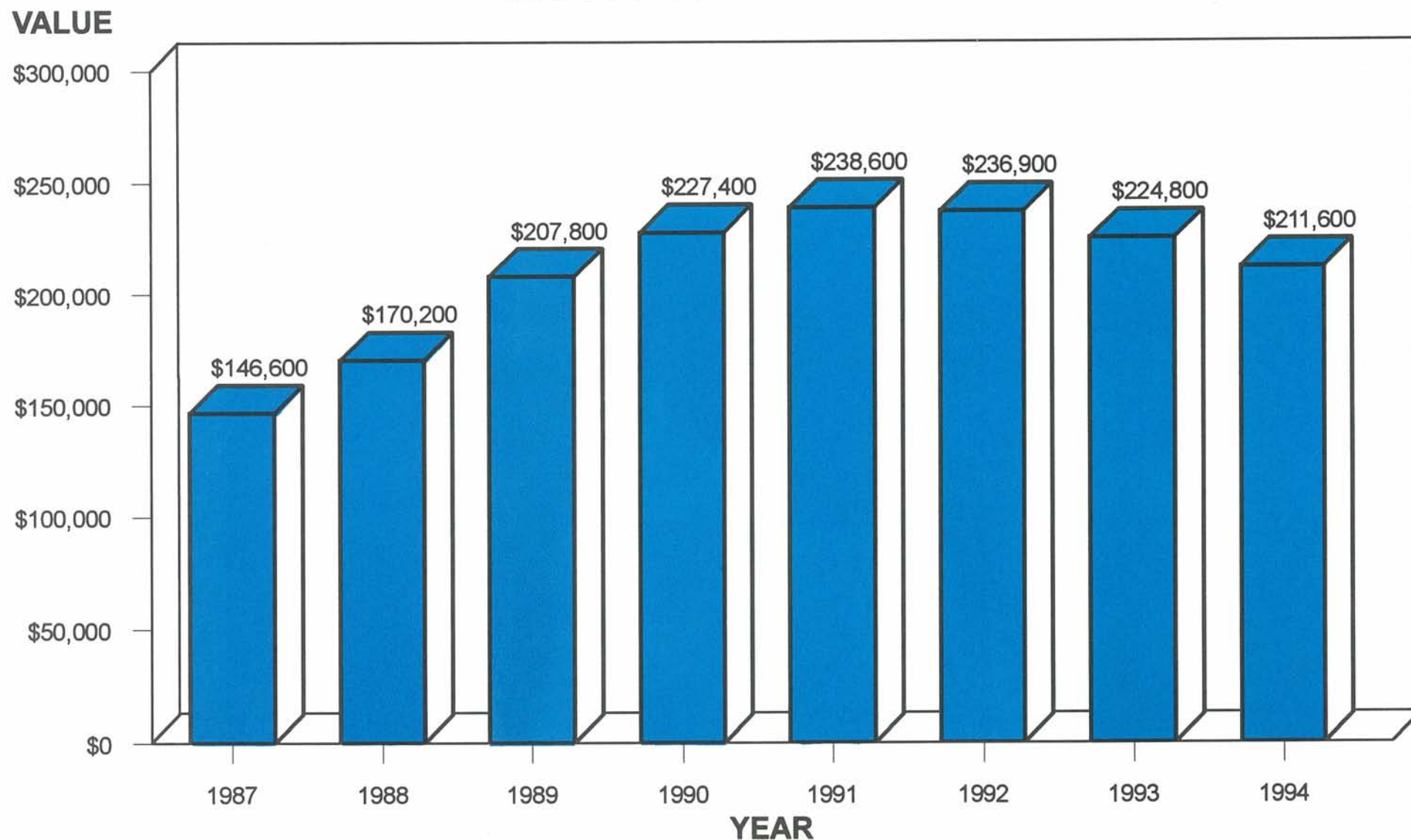
1975 BASE YEAR ROLL PARCELS

Single Family (SFR), Residential Income (R-I),
Commercial Industrial (C/I)



AVERAGE SINGLE FAMILY RESIDENTIAL MARKET VALUE

IN LOS ANGELES COUNTY

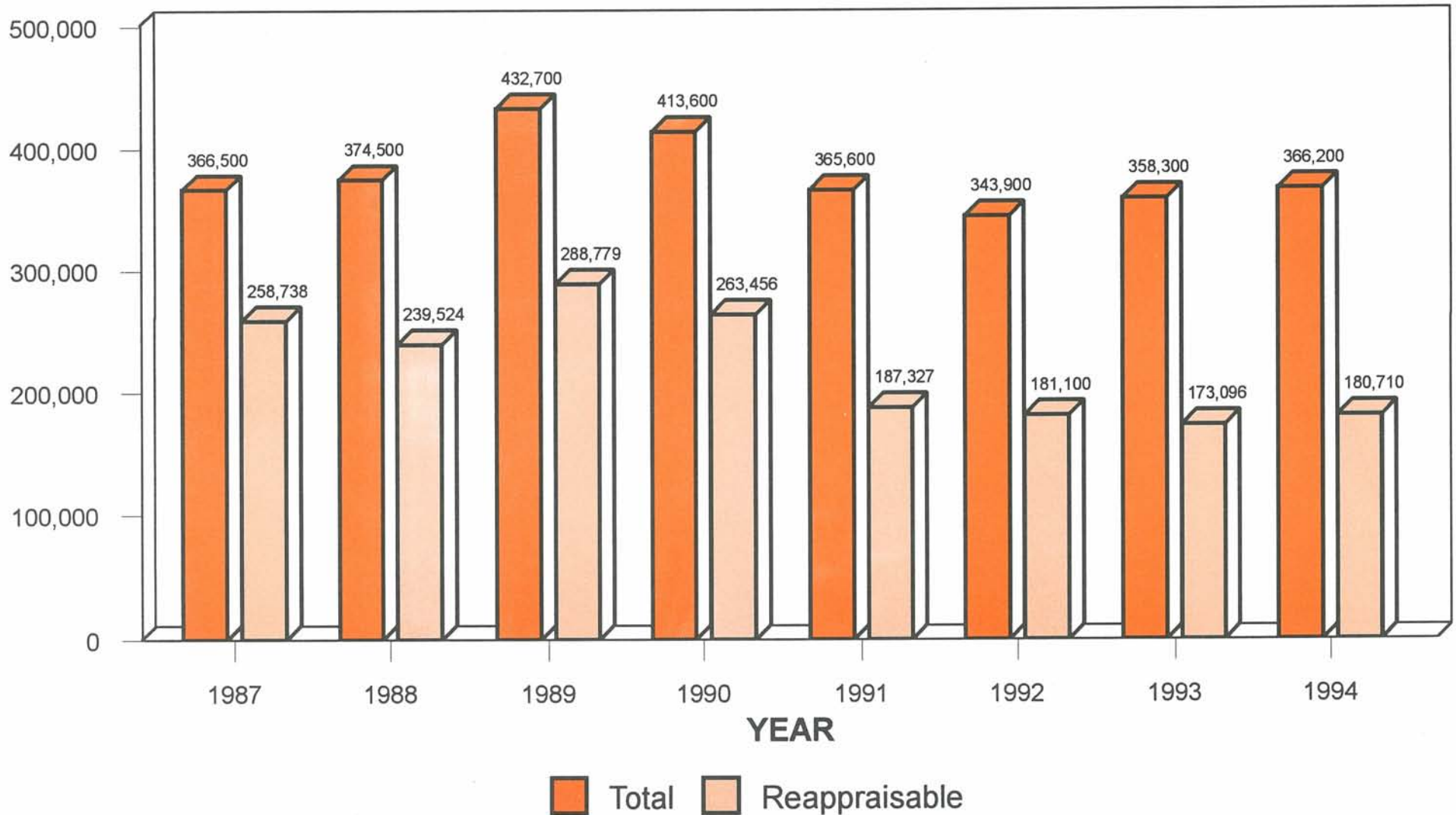


EACH YEAR REPRESENTS THE LIEN DATE
TRANSFER PERIOD OF MARCH THRU FEBRUARY

TOTAL NUMBER OF PROPERTY TRANSFERS

IN LOS ANGELES COUNTY

TOTAL TRANSFERS



TRANSFER VOLUME REPRESENTS THE LIEN
DATE PERIOD OF MARCH THRU FEBRUARY

LOS ANGELES COUNTY ***GRAND TOTAL LOCAL ROLL***

(VALUES IN BILLIONS)

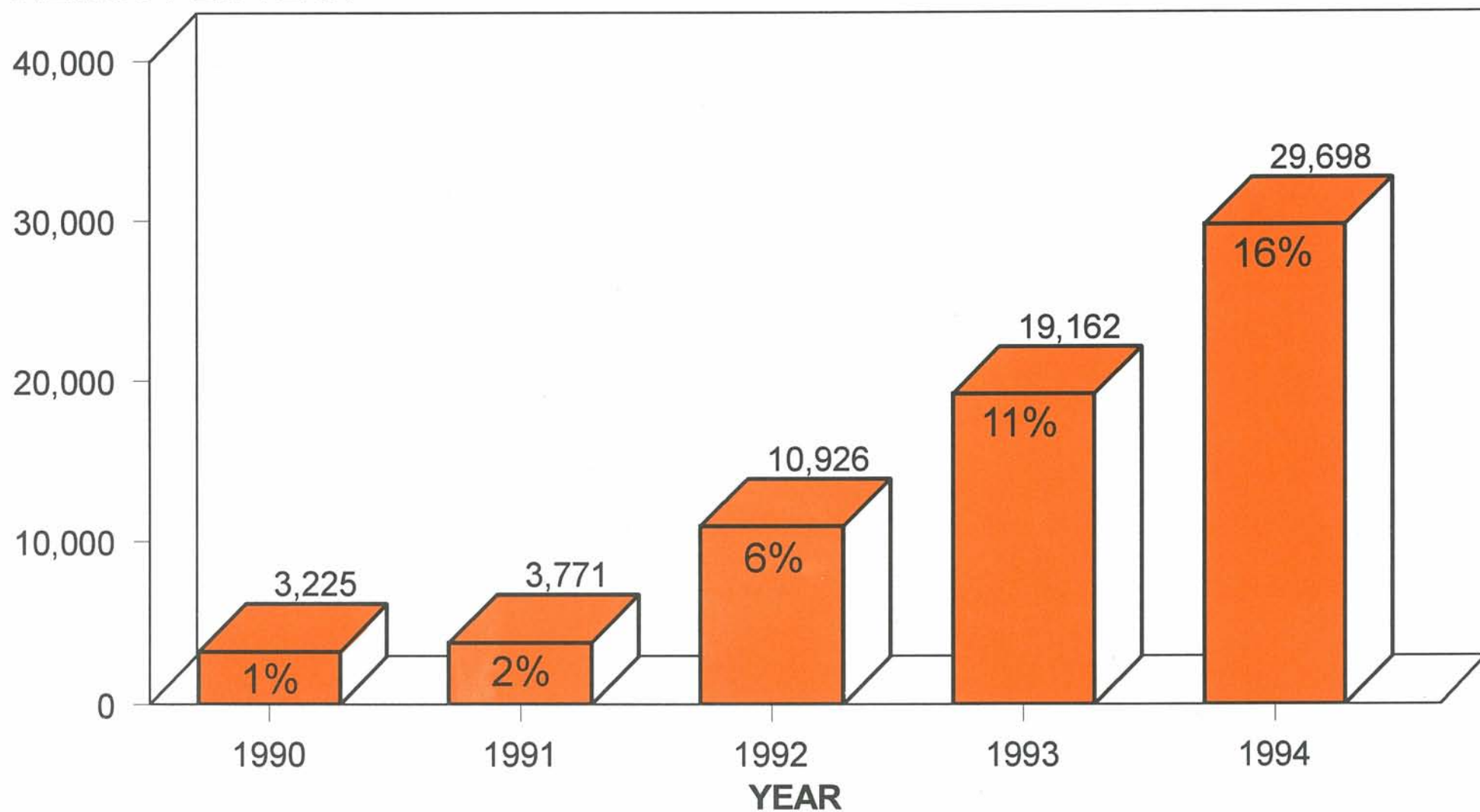


LOCAL ROLL EXCLUDES REAL ESTATE EXEMPTIONS

FORECLOSURES

IN LOS ANGELES COUNTY

FILINGS PER YEAR

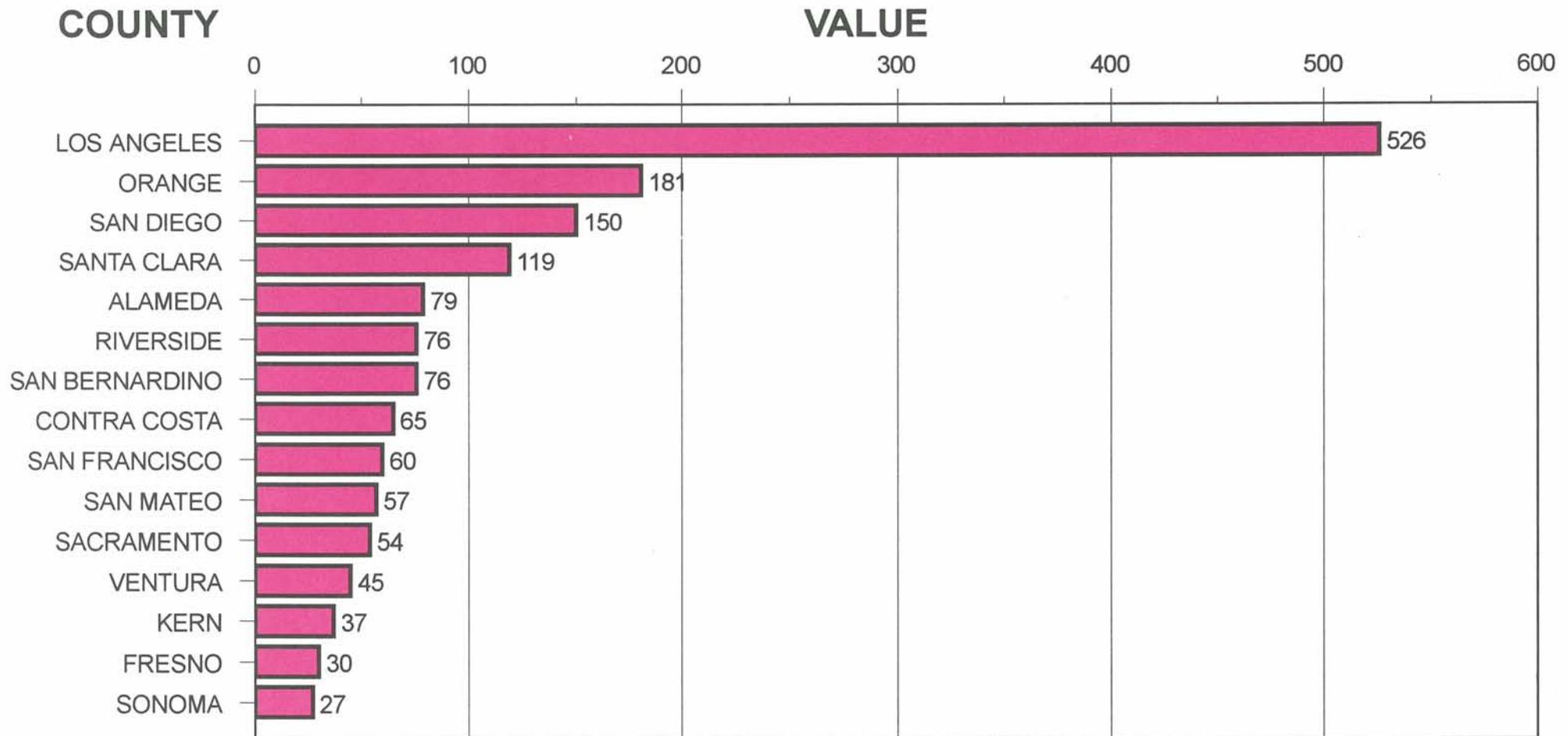


REPRESENTS TOTAL NUMBER OF FORECLOSURES AND
PERCENTAGE OF ALL REAPPRAISABLE TRANSFERS

TOP 15 COUNTIES

GROSS TOTAL ASSESSED VALUATION

FISCAL YEAR 1993-94



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION
TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS
VALUE IN BILLIONS